

H96-0126

BILLY R. PHILLIPS AND WIFE, LINDA S. PHILLIPS,
GRANTORS

W A R R A N T Y

TO

D E E D

ROBYN L. OUTLAW,
GRANTEES

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, BILLY R. PHILLIPS AND WIFE, LINDA S. PHILLIPS, do hereby sell, convey, and warrant unto ROBYN L. OUTLAW, , the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

8.00 acres of land being a portion of the southwest quarter of the northwest quarter of Section 30, Township 3 South, Range 7 West, DeSoto County, Mississippi, being more particularly described by metes and bounds as follows:

Commencing at a point being the intersection of the centerlines of Vinson Road and Mississippi State Highway 51, said point being the commonly accepted as the northwest corner of the southwest quarter of the northwest quarter of Section 30, Desoto County, Mississippi; thence southerly along the said centerline of Mississippi State Highway 51, south 02 degrees 50'00" east a distance of 437.48 feet to a point; thence easterly departing from said centerline north 87 degrees 10'00" east a distance of 437.48 feet to a point; thence easterly departing from said centerline north 87 degrees 10'00" east a distance of 50.00 feet to a point in the east right of way line of said Mississippi State Highway 51 (100.00 foot right of way) said point the true point of beginning, (set 1/2" iron pin); thence easterly along the south property line of the F.E. Bennett property (128-13) and the south property line of the B.E. Work property (73-381), north 85 degrees 23'24" east a distance of 625.23 feet to a point (set 1/2" iron pin); thence easterly along a portion of the south property line of the J.A. Wilbanks property (134-289), north 86 degrees 24'14" east a distance of 290.87 feet to a point (set 1/2" iron pin); thence southerly along a line being parallel to said Mississippi State Highway 51, south 02 degrees 50'00" east a distance of 482.32 feet to a point on the most westerly north property line of the Stanford Vinson property (39-208); thence westerly along said most westerly north property line of the said Stanford Vinson property and the north property line of the J. Pope property (208-361), south 85 degrees 58'49" west a distance of 301.80 feet to a point (found 3/8" iron pin); thence westerly along the north property line of the W. A. Heustess property (196-313) south 85 degrees 10'47" west a distance of 228.66 feet to a point (found 3/8" iron pin) said point being the northeast corner of the D. Swanson property (245-89) and the southeast property corner of the H.L. Jackson, Jr., property (245-85); thence northerly along the east property line of the said H.L. Jackson, Jr. property north 03 degrees 59' 00" west a distance of 220.51 feet to a point (set 1/2" iron pin); thence westerly along the north property line of the said H.L. Jackson, Jr., property north 86 degrees 13'39" west a distance of 383.62 feet to a point, (set 1/2" iron pin), said point being on the said east right of way line of Mississippi State Highway 51; thence northerly along said east right of way line north 02 degrees 50'00" west a distance of 208.64 feet to the true point of beginning. Said described property coantaining 8.00 acres or 348,480 square feet, more or less.

The warranty in this deed is subject to rights of ways and easements for public roads and public utilities, to building, zoning, subdivision and health department regulations in effect in DeSoto County, Mississippi.

Taxes for 1996 have been prorated, and possession is given with this deed.

WITNESS our signature(s), this the 9th day of December, 1996.

STATE MS.-DE SOTO CO.
FILED
DEC 9 4 33 PM '96

Billy R. Phillips
Billy R. Phillips

Linda S. Phillips
Linda S. Phillips

BK 309 PG 727
W.E. DAVIS CH. CLK.

STATE OF MISSISSIPPI:
COUNTY OF DESOTO:

PERSONALLY APPEARED before me, the undersigned authority at law, in and for the State and County aforesaid, the within named BILLY R. PHILLIPS AND WIFE, LINDA S. PHILLIPS, who acknowledged that they signed and delivered the above and foregoing Deed on the day and year therein mentioned, as their free act and deed, and for the purposed therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 9th day of December, 1996.

My commission expires:
7-18-99
Grantors Address:
401 Vinson Road
Hernando, MS 38632

Phone: Res. - 429-5346
Bus. - 774-7600

Prepared By:

Austin Law Firm, P.A.
316 W Commerce Street
Hernando, MS 38632
(601) 429-7888

James B. Young
Notary Public

Grantees Address:
4514 McIngvale Road
Hernando, MS 38632

Phone: Res. - 526-0317
Bus. - None